



Existing Lobby - view into doorway to lower ground stairwell



Existing Lobby - ceiling and fresco detail



Existing Lobby - view into existing Lounge Bar



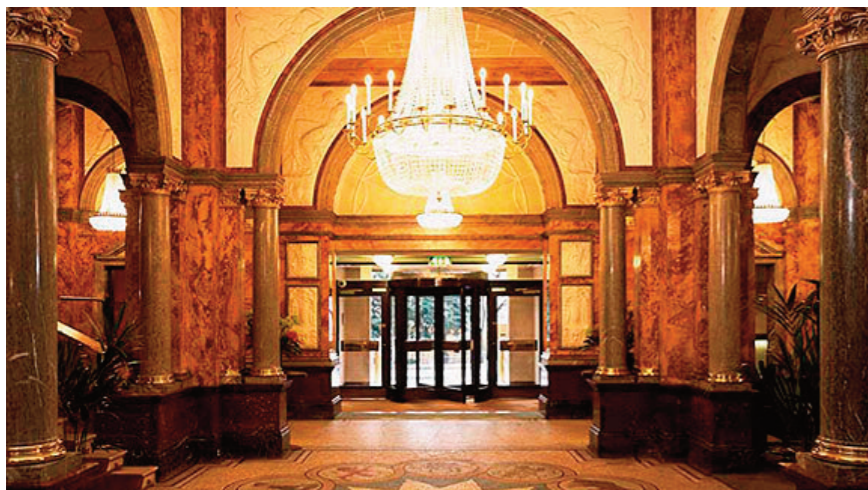
Existing Lobby - view through lobby to meeting corridor



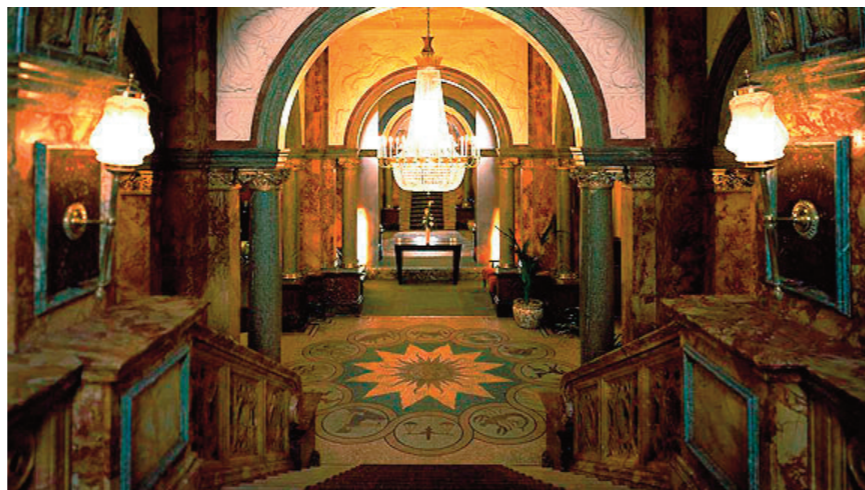
Existing Feature Staircase



Existing Details - Staircase Balustrade & Lobby Floor



Existing Lobby - view towards main entrance door



Existing Lobby - view from feature staircase landing

Analysis

3.1.1 Entrance Hall (Lobby & Reception)

The extravagant grand entrance hall displays walls and columns clad in pink & red Italian marble, with plaster friezes and spandrels featuring extravagant plaster-moulded female figures. On the floor is a broken mosaic featuring zodiac symbols surrounding a 'winking' sun. And a grand feature staircase extends from the lobby up through the core of the building.

Interventions have occurred in the form of infilling a central first floor gallery area and the incorporation of an office mezzanine floor along the front façade. New structural walls & partitions have been incorporated and much of the original flooring and wall finishes in these areas has subsequently already been lost.

The reception desk and front of house office areas currently locate either side of the main entrance, under the new mezzanine, and further obscure visibility from the street and general public.

Operationally it is an inefficient space with poor circulation and the lobby does not provide a sense of arrival or guest experience suited to a high quality four star hotel.



Original historic lobby photos



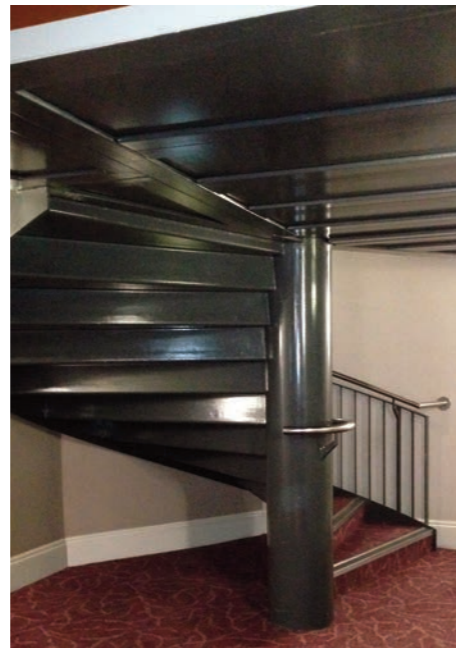
Existing Meeting Room



Existing Dog-leg Stair under Feature Staircase



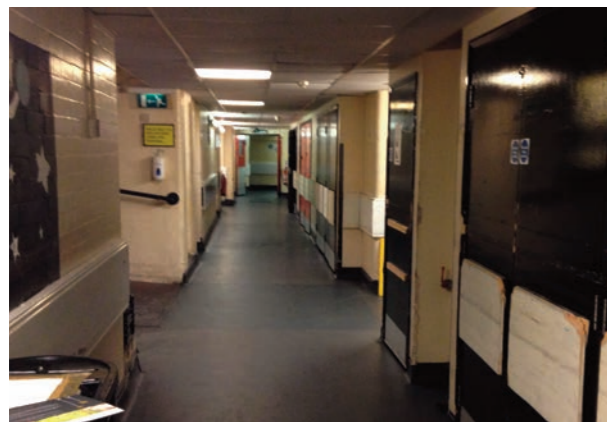
Existing Staff Facilities



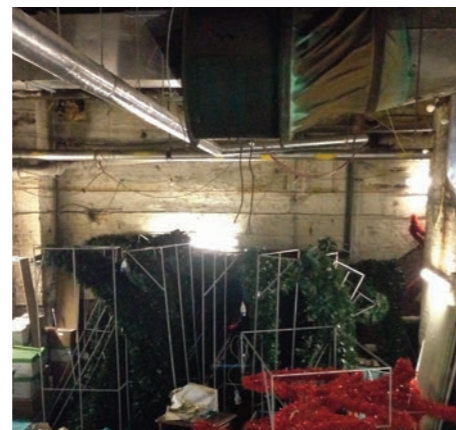
Existing Spiral Staircases to Meeting Rooms



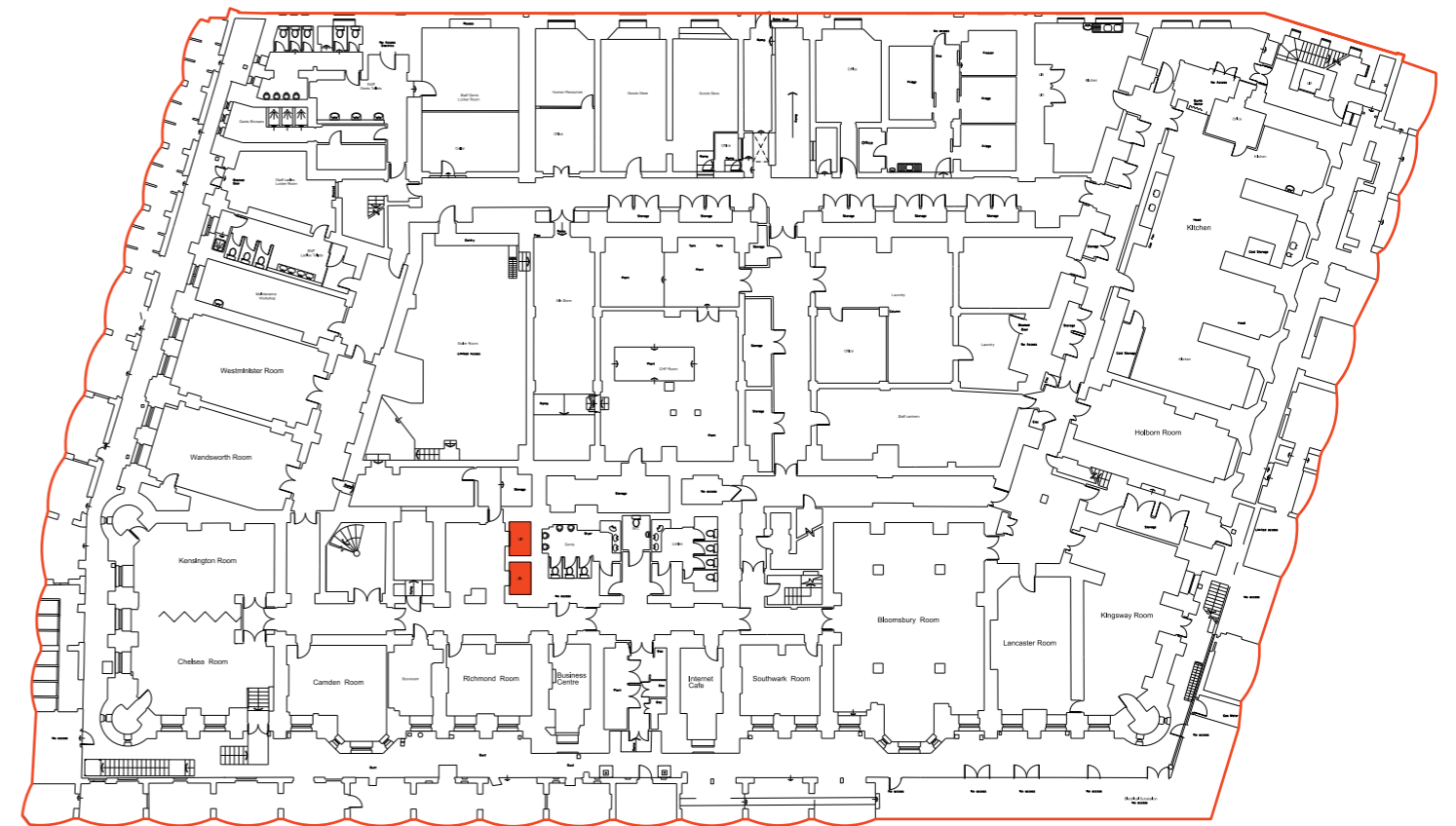
Existing BoH Stair to Lower Ground



Existing BoH Corridor



Existing Double Height Storage Space (Boiler Room)



Existing Lower Ground Floor Plan
(with existing guest lifts highlighted in red)

Analysis

3.2 Existing Lower Ground Floor

The existing lower ground floor has been substantially reconfigured over the years and little remains that is considered of historical significance.

Public access from the Ground Floor is by means of the two small guest lifts and a modern intervention in the form of a spiral staircase. Public areas incorporate 11 no. meeting rooms and their ancillary facilities, and the interior fit-out is generally considered to be out-dated and in need of refurbishment. The remaining area is all Back of House space, including the main kitchen, staff areas, plant and stores.



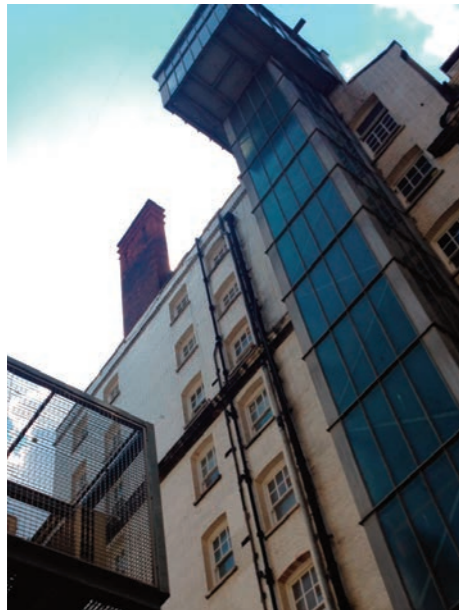
Existing Lightwell with Plant Cage



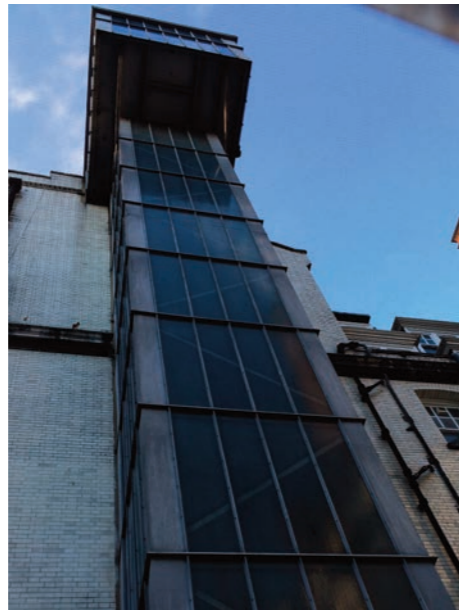
Existing Lift Motor Room



Existing Lift Shaft, Services & Plant Support



Existing Lift Shaft



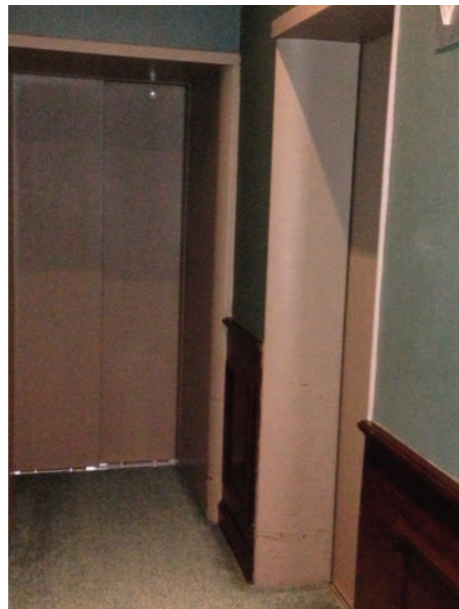
Existing Lift Shaft



Existing Lift Shaft, Plant Cage & Services



Existing Lift Shaft - Georgian Wired Structure



Existing Lift Lobby - Typical Guestroom Floor



Existing Lantern Roof & Plant Cage

Analysis

3.3 Existing Guest Lifts

Existing guest lifts include 2 no. 8 person lifts within the original service lift shafts and 1 no. new 13 person lift within an external shaft protruding through the lightwell. This shaft is externally finished with a metal framed Georgian wired cladding system.

The guest lift arrangement is currently inadequate and does not meet the requirements of a high level 4 star hotel, resulting in guests having to queue for lifts & an inadequate service being provided.

No lifts currently extend as far as the 8th Floor and only the two small lifts service the lower ground, meaning that there is no accessible provision to the meeting rooms.

The two smaller guest lifts are also not practical for guests with large travelling cases, and the lift lobbies on each floor are tight and operationally inadequate.

Waiting time, operation and accessibility require improvement.

4.0 - Hotel Russell

Proposals